



August 3, 2016

The Honorable Mathy Stanislaus  
Assistant Administrator  
Office of Solid Waste & Emergency Response  
U.S. Environmental Protection Agency

Director David R. Lloyd  
Office of Brownfields & Land Revitalization  
Office of Solid Waste & Emergency Response  
U.S. Environmental Protection Agency

**Re: Glenwood Springs, CO, "Confluence Corridor Brownfields Transformation" Area-Wide Planning Project**

Dear Assistant Administrator Stanislaus and Director Lloyd:

The City of Glenwood Springs, CO, is pleased to submit this application for U.S. Environmental Protection Agency (EPA) Brownfield Area-Wide Planning Grant funding (AWP).

1. **Applicant Identification:** City of Glenwood Springs, 101 W 8<sup>th</sup> Street, Glenwood Springs, CO 82601

2. **Funding Requested:** \$200,000

3. **Project Area Location and Description:** The project is located in a 0.25 square mile area at the confluence of the Roaring Fork River and Colorado River in downtown Glenwood Springs in Garfield County, CO. Glenwood Springs has a population of 9,614, and the four Census Block Groups (951600-3, 951701-1, 951702-2, 951702-3) where the project is focused have a total population of approximately 3,000. Best known as a historic destination for vacationers with diverse natural amenities, most particularly hot springs, Glenwood Springs threads together the Roaring Fork Valley and a series of smaller towns up and down the Colorado River. Development and subsequent gentrification have introduced modern cultural, dining, and recreational activities, while creating affordable housing challenges that force workers and professionals to live further down the river. The city is also home to two of the campuses and the administrative offices of the Colorado Mountain College system. Due to severe geographic constraints, if further population growth is to be accommodated, it must come primarily from multifamily infill development.

4. **Project Contacts:**

- a) **Project Director:** Debra Figueroa, City Manager, City of Glenwood Springs  
City of Glenwood Springs, 101 W 8<sup>th</sup> Street, Glenwood Springs, CO 82601  
(970) 384-6401; [debra.figueroa@cogs.us](mailto:debra.figueroa@cogs.us)
- b) **Highest Ranking Official:** Michael Gamba, Mayor, City of Glenwood Springs  
City of Glenwood Springs, 101 W 8<sup>th</sup> Street, Glenwood Springs, CO 82601  
(970) 945-2550; [michael.gamba@cogs.us](mailto:michael.gamba@cogs.us)

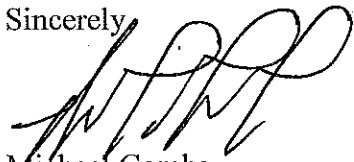
5. **Project summary:** Working in partnership with Glenwood Springs Downtown Development Authority, the Colorado Brownfields Partnership, the locally-based non-profit Community Builders, and an established Task Force representing several key multi-sector stakeholders and organizations, the City of Glenwood Springs has launched the "Confluence Corridor Brownfields Transformation" initiative to transform a corridor of brownfields strategically located along the confluence of the Colorado and Roaring Fork Rivers into new downtown revitalization.

Surrounded by steeply contoured terrain as it winds through the narrow mountain valley, Glenwood Springs' constrained geography presents revitalization challenges compounded by a rapidly worsening affordable housing crisis. Rising prices are causing middle-class residents attracted to the area's beauty and outdoor lifestyle to have to work second jobs, share houses with several roommates or drive long commutes to work. As the multi-million-dollar Grand Avenue Bridge project, scheduled to be completed in 2018, presents an opportunity for dramatic change in the downtown area, Glenwood Springs seeks to transform contaminated properties located in prime downtown locations into mixed-use infill development that successfully attracts tourists while providing affordable housing options that ensure that teachers, police officers, municipal officials, and others vital to maintaining a strong community are able to live where they work.

More than 38 acres with vacant/underutilized and contaminated facilities are strategically located along the confluence of the Colorado and Roaring Fork Rivers. The catalytic sites include a 5-acre decommissioned wastewater treatment plant; a 5-acre riverfront state transportation maintenance site; and the 27-acre former Pitkin Iron Co. abandoned limestone quarry commonly known as the "Holly Quarry." Glenwood Springs envisions reuse of these brownfields to include a hotel and mining museum with associated mixed-use development and retail; affordable housing essential to maintaining a vibrant workforce; green infrastructure to manage water quality challenges; and riverfront recreational access. The Area-Wide Plan will leverage millions of dollars in public and private investment in major downtown revitalization efforts including the 6th Street Corridor Master Plan north of the confluence and the 7th Street Redevelopment Plan south of the confluence to create a "triangle" of connectivity between the main downtown area, redevelopment at the landing of the Grand Avenue Bridge, and the Glenwood Meadows shopping center.

However, Glenwood Springs needs EPA support to produce the market assessment, infrastructure upgrade plan, land use designs, green infrastructure approaches, leveraging strategies, and community engagement that is needed to move Confluence Corridor Brownfield Transformation from vision to reality. With a track record of successful collaborations to achieve redevelopment, including a series of projects that resulted in a new downtown library, improved public parking, and downtown street and sidewalk enhancements, Glenwood Springs and its robust set of multi-sector partners have the ability to achieve the Confluence Corridor revitalization vision. EPA AWP resources could help Glenwood Springs transform these brownfields that inhibit essential infill development at the heart of our community into one of the most important economic and community revitalization initiatives in a generation. We appreciate your highest consideration of our request for an EPA Brownfield Area-Wide Planning grant. I encourage you to contact me with any questions or to discuss moving forward together.

Sincerely,



Michael Gamba

Mayor

City of Glenwood Springs

**Confluence Corridor Brownfields Transformation in Glenwood Springs, Colorado**  
*EPA Brownfield Area-Wide Grant Could Transform Downtown Riverfront Brownfields into New Spaces for Affordable Housing, Regional Tourism & Green Infrastructure*

**Overview:** The City of Glenwood Springs, CO, (population 9,614) is collaborating with the Glenwood Springs Downtown Development Authority (DDA), the Colorado Brownfields Partnership, Community Builders, and others to launch an initiative to transform a corridor of brownfields into new downtown revitalization where the Colorado River flows east through the stunning Glenwood Canyon to meet the Roaring Fork River.

Located 61 miles west of Vail and 41 miles northwest of Aspen, Glenwood Springs is situated in two narrow valleys where Interstate 70, bringing visitors from east to west, meets Highway 82. More than 38 acres comprised of three vacant/underutilized and/or contaminated facilities are strategically located near “The Confluence” of the Colorado and Roaring Fork rivers, which is also the nexus of a multi-million dollar Colorado Department of Transportation (CDOT) project to replace the obsolete Grand Avenue-State Highway 82 Bridge and bring dramatic change to the core downtown area. The catalytic sites include a 5-acre decommissioned wastewater treatment plant; a 5-acre riverside CDOT maintenance site; and the 27-acre former Pitkin Iron Corp. abandoned limestone quarry known as the “Holly Quarry”, all located within a 0.25 sq. mi. area surrounding the Confluence and downtown.

The Confluence Corridor Brownfields Transformation will capitalize on a rare opportunity to vision and redevelop an absolutely prime riverfront area within the heart of the town. While “confluence” generally refers to the junction of two rivers or streams, the term also refers to the act or process of things coming together to happen at the same time. In Glenwood Springs’ case, there is a unique synergy between entities within the community that are coming together to make revitalization happen at a most critical time in the town’s history. U.S. Environmental Protection Agency (EPA) Brownfields Area-Wide Planning (BF AWP) resources will ensure that the major redevelopment efforts that are taking place address community needs, improve human and environmental health, and enhance the well-being of sensitive populations.

Reuse of the catalytic brownfields is envisioned to include a hotel and mining museum with associated retail, much-needed affordable and mixed-rate housing, green infrastructure for stormwater management, and riverfront recreational access that will transform the underutilized confluence corridor into a vibrant gateway to the Roaring Fork Valley. The BF AWP will build upon major downtown revitalization efforts including the 6th Street Corridor Master Plan north of the confluence and the 7th Street Redevelopment south of the confluence, which include parks improvements, streetscaping upgrades, and economic development, to create a “triangle” of connectivity with a comprehensive, equitable approach to sustainable development that overcomes environmental and geographic challenges to economic growth. However, Glenwood Springs needs EPA support to produce the market assessment, infrastructure upgrade plan, land use designs, green infrastructure approaches, leveraging strategies, and community engagement that is needed to move Confluence Corridor Brownfield Transformation from vision to reality.

## 1. Community Need

	BF AWP Project Area <sup>1</sup>	Glenwood Springs	County	State	National
Population	3,068 <sup>2</sup>	9,668 <sup>2</sup>	56,684 <sup>2</sup>	5,197,580 <sup>2</sup>	314,107,084 <sup>2</sup>
Unemployment	--	4.1% <sup>3</sup>	4.3% <sup>4</sup>	3.7% <sup>4</sup>	5.0% <sup>4</sup>
Poverty Rate	25.6% <sup>2</sup>	15.9% <sup>2</sup>	11.7% <sup>2</sup>	13.1% <sup>2</sup>	15.6 % <sup>2</sup>
Percent Minority	28.5% <sup>2</sup>	29.9% <sup>2</sup>	31.1% <sup>2</sup>	30.6% <sup>2</sup>	37.2% <sup>2</sup>
Mdn Household Income	\$44,215 <sup>2</sup>	\$55,554 <sup>2</sup>	\$57,214 <sup>2</sup>	\$59,448 <sup>2</sup>	\$53,482 <sup>2</sup>
Mdn Gross Rent	\$1,348 <sup>2</sup>	\$1,135 <sup>2</sup>	\$1,111 <sup>2</sup>	\$969 <sup>2</sup>	\$920 <sup>2</sup>

<sup>1</sup>Garfield County Census Block Groups 9516.00-3; 9571.01-1; 951702-2; 951702-3

<sup>2</sup>Data are from the 2014 American Community Survey data profile and are available on American FactFinder at [http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_14\\_5YR\\_DP05&src=pt](http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt).

<sup>3</sup>Data are from the Glenwood Springs Chamber of Commerce are available on Trends Online at [http://www.glenwoodchamber.com/uploads/2/7/4/5/27457795/trends\\_online\\_7-14-16.pdf](http://www.glenwoodchamber.com/uploads/2/7/4/5/27457795/trends_online_7-14-16.pdf)

<sup>4</sup>Data are from the Bureau of Labor Statistics (The Employment Situation – June 2016) and are available at <http://www.bls.gov/news.release/emp/sit.nr0.htm>

**a) Economic Concerns in Target Area:** While plunging oil and gas prices and the decline in coal threaten the progress of Garfield County and surrounding areas to rebound from the burst of the housing bubble and recession, rising second-home ownership in Glenwood Springs, a small mountain community positioned between two world-class resorts, is disrupting the housing market and exacerbating a rapidly worsening affordable housing crisis. The poverty rate within the four census block groups that comprise the brownfields area (25.6%) is over double that of the County (11.7%) and nearly double that of the state (13.1%), while median gross rent the target area is 68% higher than the national median gross rent. Glenwood Springs has the infrastructure to support an expanding outdoor recreation and tourism industry more so than the other small communities in the valley, but steeply inclined terrain surrounding the community creates geographic limits to growth that can only be overcome with infill development. As the City undertakes major revitalization on both sides of the Confluence, three vacant/underutilized and contaminated properties present barriers for transforming prime downtown locations with mixed-used infill development that can successfully bolster tourism, the economy's main driver, while providing affordable housing options that ensure that teachers, police officers, municipal officials, and others essential to maintaining a strong community are able to live where they work.

The City is under tight budget constraints due in large part to the \$125.6 million Grand Avenue Bridge Project that will connect the downtown to the Historic Hot Springs District and Interstate 70 with a new bridge and pedestrian bridge. While the project is largely funded by the Colorado Bridge Enterprise, the City of Glenwood Springs is contributing \$3 million to ensure that the project design advanced their economic development efforts at the Confluence, rather than hindering them. The magnitude of the project and its impacts on traffic, accessibility to the downtown area (including a planned 100-day closure in 2017 that will impact businesses and tourism), and other concerns have limited the City's ability to use other resources for this critical project.

**b) Social, Public Health, and Environmental Concerns:** The three catalytic brownfields in Glenwood Springs pose serious health, welfare, and environmental risks that are especially important

for sensitive populations, such as pregnant women, children, and the elderly. Initial assessments of the target area sites have revealed hazardous materials in the soil and groundwater including, but not limited to:

- **Volatile organic compounds (VOCs)** - Exposure to petroleum constituents and chlorinated compounds including Benzene, MTBE, and Naphthalene, can lead to kidney disease, nervous system damage, anemia, and cancer and can have harmful effects on pregnancies, resulting in low birth weights and delayed bone formation.
- **Semivolatile organic compounds (SVOCs)** – High prenatal exposure to polycyclic aromatic hydrocarbons, which are constituents of partially combusted coal or petroleum-derived products, such as coal ash and fuel oil, is associated with lower IQ and childhood asthma.
- **Sediment contamination** - Sediment contamination may affect human health, particularly of sensitive populations, through consumption of fish and other biota that bioaccumulate toxic pollutants from the sediment. Fine-grained waste materials being eroded from the former Holly Quarry site, are transported by runoff and deposited immediately above the confluence of the Colorado and Roaring Fork Rivers, two world-class fly-fishing locations.

The EPA's EJSCREEN tool shows, which combines environmental and demographic indicators into a nationally consistent EJ index, ranks residents of the Glenwood Springs BF AWP area in the 75<sup>th</sup> percentile and above with respect to the regional average for exposure to fine particulates (PM 2.5), ozone, Air Toxics Assessment (NATA) Cancer Risk, NATA Respiratory Hazard Index, proximity to Superfund sites, proximity to Risk Management Plan facilities, proximity to major direct water dischargers, and proximity to hazardous waste sites. These high percentiles compared to the state, regional, and national averages indicate environmental justice concerns for the residents of the Glenwood Springs BF AWP area that assessment and remediation of the catalytic brownfield sites in the Confluence Corridor will seek to address.

While the Roaring Fork Valley is an environmental paradise for many of its residents, Glenwood Springs is also a place where foreign-born, primarily Hispanic workers drive 30 to 100 miles round-trip daily to work in low-status jobs for low wages with few benefits. Many of these workers live in deplorable housing conditions, including cars, campers, and caves. Crowded and dilapidated mobile home parks west of Glenwood Springs and further up the valley between Basalt and Parachute where many of Glenwood Springs' hospitality, restaurant, and blue collar workers live have been referred to as the "Slums of the Roaring Fork Valley." The City of Glenwood Springs seeks to address this disparity in environmental privilege by providing strategies for equitable in-fill development that include affordable housing and mixed-income housing opportunities within the target area, where many Hispanic immigrants work.

***c) Brownfields in Target Area are a Leading Cause of Economic, Social, and Environmental Challenges in Glenwood Springs:*** The vacant, underutilized, and contaminated brownfield sites in the downtown/confluence area targeted here have thwarted economic redevelopment and community revitalization, occupying critical parcels for redevelopment, blocking the riverfront from public and recreational use, and releasing hazardous substances in this area and down river. In a highly geographically constrained location where a thriving tourism industry is on the cusp of further expansion, allowing prime properties to sit vacant and underutilized while the professionals and workers who are the lifeblood of the town must commute long distances, share homes, and work two, maybe three jobs is an injustice. The bridge project has created the ideal opportunity for implementing the community's visions for a vibrant downtown/confluence area, and the City seeks

to utilize EPA AWP funds to ensure that the overarching redevelopment plan is equitable, sustainable, and promotes industry growth in the outdoor recreation and tourism sector, while preserving and celebrating the city's unique history and preserving the small mountain town feel.

## **2. Confluence Corridor Brownfields Transformation – AWP Project Description**

*a) Selection of Catalytic Confluence Corridor:* Glenwood Springs selected the 0.25 sq. mi. area at the confluence of the Colorado and Roaring Fork Rivers because the community has prioritized this site at the epicenter of Glenwood Springs' economic and community revitalization plans for over a decade. The project area, bounded on the south by 8th street; on the east by the sharp incline of the terrain and boundary of the city; the north by the Traver Trail and the Glenwood Caverns Adventure Park; and on the west by Midland Avenue, is large enough to encompass the City's major revitalization corridors surrounding the Confluence, but focused enough for project implementation to be manageable and feasible.

*b) Catalyst, High Priority Sites:* The three catalytic, high priority sites in the Confluence Corridor were selected with community involvement due to the sites' environmental hazards, proximity to existing redevelopment initiatives, and reuse potential for driving economic growth and meeting community needs. All three sites meet the EPA definition of a "brownfield site" per CERCLA § 101(39) and are eligible for brownfields funding. The three sites include:

The 5-acre **decommissioned wastewater treatment site**, ideally situated on a triangular parcel wedged into the confluence of the rivers, was identified by a public engagement process as a high priority for redevelopment in the 2003 Confluence Plan. First a trickling filter plant completed in 1968 and then a rotating biological contactor plant built in 1979, all wastewater facilities, with the exception of a new lift station, were relocated to the outskirts of town in 2012. The plant was decommissioned in part due to potent chemicals such as sulfuric acid created during the treatment process corroding its brick structure over time. The plant also had recurrent struggles with removing ammonia from wastewater before it was discharged into the Colorado River. Additional potential contaminants of concern include chlorine leachates from the treatment process, asbestos; potential hazardous waste from drying beds on the north side of the site where sludge was stored; and arsenic, creosote, and other toxins from the Union Pacific-owned railroad wye that contours the parcel. Following assessment, city officials plan to demolish the old plant, including several holding tanks and a major pipeline that brought most of the city's sewage into the old treatment facility.

In addition to its environmental concerns, the site was selected for tremendous reuse potential and prime riverfront location. The City and DDA, in working to update the 2003 confluence master plan with the Sonoran Institute and more recently Community Builders, have envisioned a variety of tax-generating commercial and mixed-use development for the site, including potential mixed-income, high-density, multi-family housing with ground floor restaurants and retail.

The **27.4-acre Holly Quarry site** contains two abandoned limestone quarries located at the base of Iron Mountain, north of Interstate 70 and adjacent to Iron Mountain Hot Springs and the Glenwood Caverns Adventure Park. Three quarries north of the City once served Mid-Continent's Redstone coal mine operations, which produced more than 21 million tons of mid-volatile metallurgical coal thirty minutes outside of Glenwood Springs until a deadly underground fire ended operations in 1991. Limestone was ground at a rock dust plant then sent to coal mines in the region to help reduce coal dust and prevent explosions. Mid-Continent ran a mine services shop, a coal wash plant and a

load-out facility east of Glenwood Springs and Carbondale on Garfield County Road 100, an iron mine far up Castle Creek above Ashcroft, and three limestone quarries in Glenwood Springs. For decades Mid-Continent's associated industrial activities were the economic foundation of Carbondale and surrounding areas. When Mid-Continent formally closed the whole business in 1991, much of this industrial base evaporated, with a significant effect on the valley's economy.

While one of the three former limestone quarries up on Iron Mountain reopened in 2009, the Holly Quarry site directly northwest of the confluence area has remained closed and out of operation for over 30 years. Potential health risks from this Abandoned Mine Land (AML) site result from sediment contamination, metal contamination, and spillage or disposal of hazardous waste materials. The community has expressed interest in transforming the decades-old scar that was left by the quarry, which is an eyesore that impacts surrounding neighborhoods, as well as the existing tourism operations of the Glenwood Caverns Adventure Park and Iron Mountain Hot Springs.

In 2013, the Glenwood Springs City Council approved the request by the Glenwood Caverns and Adventure Park to rezone the Holly Quarry site from industrial zoning to be the future site of the new Iron Mountain Planned Unit Development. Glenwood Caverns, which currently includes thrill rides such as the Alpine Coaster, Giant Canyon Swing and Cliffhanger Roller Coaster, as well as cave tours, bought the Holly Quarry site in 2015 with the intention of assessing and remediating the site to develop a hotel with rooms bored into the hillside, a mining museum, parking, potential employee housing, and a cog rail access to the amusement park.

The **5-acre CDOT Engineering and Maintenance site** is located northwest of the confluence, across Devereux Rd from Two Rivers Park. The property has been used for CDOT Engineering and Maintenance since the 1980's. Potential contaminants from activities in the maintenance yard include oil and grease, solvents from parts cleaning and repair work, VOCs and SVOCs from automotive fluids, and metals from automotive body work. CDOT has indicated to the City that it is open to discussions for partnering with the City in a potential land swap for the site, as the City is interested in assessing and remediating this prime location along the Colorado River for redevelopment into affordable housing and mixed-use development.

Residents and municipal officials recognize this site and surrounding area as a neglected and underutilized opportunity for outdoor parks and recreational features to accompany much-needed affordable housing options. The site is adjacent to Two Rivers Park, where a community-based shoreline restoration initiative is taking place, inspiring the City to prioritize incorporating attractive stormwater green infrastructure facilities into the site, including bioswales, vegetated raingardens, low-lying meadows and grasslands, and ecological art with educational features.

Additional potential brownfield sites in and around the AWP area include a Western Petroleum building on the Roaring Fork riverfront south of the Confluence and a former Bighorn Toyota Dealership and maintenance lot currently being used for overflow parking for the Hot Springs during the bridge construction, but a prime location for redevelopment just north of the confluence.

**c) *Environmental activities underway and planned at catalyst sites:*** EPA or other brownfields assessment or cleanup funds have not yet been used at any of the proposed sites.

- **Wastewater treatment site:** The City is working with the DDA to enable the DDA to take control of the wastewater treatment plant site (purchase for \$1). The DDA will then seek State

of Colorado Targeted Brownfield Assessment (TBA) assistance to undertake Phase I and II assessments and develop a plan for demolition and cleanup of the site.

- **Holly Quarry site:** Environmental Services, Inc. performed a Phase I Environmental Site Assessment of the Holly Quarry site for Glenwood Caverns LLC, the owner of the site. The site owner, Steve Beckley, has indicated his willingness to assess and cleanup the site to meet a residential standard. Beckley has also indicated his willingness to collaborate with the city and community in the visioning for the site, which he proposes to transform into an innovative extension of his Iron Mountain Hot Springs and Glenwood Caverns and Adventure Park.
- **CDOT Maintenance and Engineering site:** CDOT has also indicated willingness to partner with the City in a potential land swap for a different property to open up the current site, ideally located for redevelopment for affordable housing, mixed-use development, potential recreational amenities, and stormwater green infrastructure at Devereux Rd. and Centennial St., north of the Colorado River and adjacent to Two Rivers Park. Resources for assessment will likely be needed after the AWP project. Glenwood Springs will either seek Colorado TBA assistance for the site or provide the resources for assessment.

**d) Budget table:**

<b>Cooperative Agreement Budget</b>	<b>Task 1 <i>Task Force</i></b>	<b>Task 2 <i>Community Involvement and Charrette</i></b>	<b>Task 3 <i>Existing Conditions Research and Market Study</i></b>	<b>Task 4 <i>Catalyst/ High Priority Brownfields Site Reuse</i></b>	<b>Task 5 <i>Next Steps &amp; Resources Implementation</i></b>	<b>Task 6 <i>Develop Final BF AWP Document</i></b>	<b>Task 7 <i>Outreach</i></b>	<b>Total</b>
<b>Personnel</b>	\$3,000	\$4,000	\$5,000	\$4,000		\$2,000	\$2,000	\$20,000
<b>Fringe</b>								
<b>Travel</b>							\$3,000	\$3,000
<b>Contractual</b>		\$25,000	\$24,000	\$81,000	\$8,000	\$20,000	\$14,000	\$172,000
<b>Supplies</b>	\$1,000	\$3,000					\$1,000	\$5,000
<b>Total EPA Funds</b>	\$4,000	\$32,000	\$29,000	\$85,000	\$8,000	\$22,000	\$20,000	\$200,000
<sup>1</sup> Glenwood Springs will comply with the procurement standards contained in 2 CFR 200.317 through 200.326								

**e) AWP Task Narrative:** Glenwood Springs' approach for project tasks is based upon best practices from some of the most successful Area-Wide pilots, such as Carlisle, PA, Monaca, PA, Ranson, WV, and Philadelphia, PA. Glenwood Springs City Manager Debra Figueroa oversaw the successful Carlisle AWP as Deputy Borough Manager in Carlisle. These tasks will be led by the City in partnership with the DDA. Please see the attached "Project Milestones List" for specific dates and deliverables. With EPA AWP resources, Glenwood Springs will:

- **Task 1:** Strengthen the existing **inter-municipal and stakeholder task forces** seeking the redevelopment of the project area under the structure of the "Confluence Corridor Brownfields Transformation Task Force," created by Mayor Mike Gamba and in collaboration with the DDA. **Task Cost of \$4,000:** including \$3,000 in City of Glenwood Springs personnel costs to run these activities, and \$1,000 for materials and supplies (print-outs, planning materials).
- **Task 2:** Conduct a series of conference calls and meetings culminating in a 3-day **community charrette** combining the efforts of Glenwood Springs staff and the Task Force with expert procured consultants in land use, brownfields, engineering and community revitalization. **Task**

**Cost of \$32,000**, including \$2,000 for printed materials, displays, and meeting materials at charrette, \$4,000 in Glenwood Springs personnel costs to organize the meetings, and \$25,000 in contractual planning and facilitator services.

- **Task 3:** Partner with expert consultants to undertake an **assessment of existing infrastructure assets and needed infrastructure upgrades** to support the intended reuses at the sites. This will be accomplished using land use and engineering consultants with expertise in AWP efforts. Glenwood Springs will partner with expert consultants and organizations to create an **area-wide market reuse study** to identify the prospects and approaches for hotel, tourism, housing, commercial, retail, outdoor adventure, parks, and other economic development. This will be accomplished by combining the efforts of local government community development staff with key business and community stakeholders, together with procured economic consultants. **Task Cost of \$29,000:** including \$5,000 for Glenwood Springs to coordinate consultants and oversee assessments and \$29,000 in land use, engineering, and economic consultant fees.
- **Task 4:** Create a sustainable reuse plan for the catalyst/high priority brownfields sites that ties together the Confluence Redevelopment, Sixth Street Corridor Master Plan, 7<sup>th</sup> St Redevelopment, and Two River Parks Plan in order to activate a vibrant downtown/confluence area with increased tourism and economic development, accompanied by new mixed-rate and affordable housing. This task will incorporate a plan for green infrastructure, green building approaches, and community greenspace into the reuse of the targeted brownfield area. This is particularly important for the stormwater runoff challenges that the City continues to experience in this targeted redevelopment area. This will utilize city staff together with innovative brownfields and land revitalization consultants with expertise in stormwater, greenspace, and LEED/green building approaches on brownfields. **Task Cost of \$85,000**, including \$4,000 for Glenwood Springs to coordinate consultants and engage in the planning process, and \$81,000 in procured consultant assistance.
- **Task 5:** Develop a “**Resources Roster**” that identifies strategies to seek and secure public and private resources that can be leveraged into the area-wide revitalization. This task will create a matrix identifying priority funding and financing options from federal, state, local, philanthropic, and private sector resources. The report will provide approaches for Glenwood Springs to best organize itself to effectively leverage these resources. This task will a strategic consultant with expertise in funding brownfields and community revitalization, including in Area-Wide Planning communities. **Task Cost of \$8,000**
- **Task 6:** Develop the final Confluence Corridor Brownfield Area-Wide Planning Document. The final report will include an introduction, project history, and sections on infrastructure, site reuse planning, green infrastructure planning, funding, impacts on neighborhoods, and appendices including findings from assessment, as well as preliminary site reuse concepts and designs. The report will be presented to the Task Force at a meeting open to the community upon its completion. **Task Cost of \$22,000**, including \$2,000 for Glenwood Springs staff involvement and \$20,000 for authorship from the team of expert consultants.
- **Task 7:** A set of **outreach materials** for both community stakeholders and for potential redevelopers/users/investors for these sites, including web-based, brochure, and other outreach resources. These materials will also be used for distribution to attract leverage from other federal agencies, as well. **Task Cost of \$19,000**, including \$2,000 for Glenwood Springs staff to design and distribute materials, \$14,000 for consultants to craft the substance and design the materials, \$1,000 for materials and supplies (print-outs, etc.), and \$3,000 for Glenwood Springs officials and staff to travel to and participate in the 2017 EPA Brownfields Conference in Pittsburgh.

Glenwood Springs has an exemplary record of managing federal funds and has never been cited for any adverse audit findings from an Office of Management and Budget (OMB) Circular A-133 audit. The City has never been required to comply with special “high risk” terms or conditions under OMB Circular A-102. The City’s Finance Department will help administer drawdowns, reporting, and other requirements. Glenwood Springs has in place policies and procedures for compliance with overall grant/project management, and has established systems related to the procurement of contractors and professional services, quality assurance, financial management, project monitoring, reporting, and other requirements specific to EPA grants.

### **3. Benefits to the Community**

***a) Assessment, cleanup, and reuse of sites will address community needs:*** The assessment, cleanup and reuse of the catalytic, high priority sites in the Confluence Corridor will promote equitable and sustainable infill development to overcome barriers to revitalization and economic growth created by geographic constraints and the affordable housing crisis. Converging the existing redevelopment efforts surround the Confluence into a comprehensive plan geared to sustainable growth will ensure that all community members, including the workers that are the lifeblood of the community, will benefit from the transformation of the downtown area. Capitalizing on the opportunity presented by the Grand Avenue Bridge project through promoting outdoor recreational ventures and tourism uses at vacant and underutilized sites will support continued job growth (in spite of geographic constraints) that will help lift residents of the target area out of poverty.

***b) Confluence Corridor AWP will reduce threats to human health and the environment and improve the welfare of sensitive populations:*** The assessment and cleanup of the catalytic brownfields will reduce the threats to human health associated with exposure to hazardous waste. This is especially important as the residents of the target area are identified by the EPA’s EJScreen tool to carry disproportionate environmental burdens in relation to their demographic indicators.

Addressing stormwater and hazardous substance contamination of riverfront properties will safeguard the environment and protect fish and other biota of the Colorado and Roaring Fork River ecosystems. New uses at the catalytic sites will include green building approaches and greenspace that will promote community health, while the redevelopment of these 38-acres will provide the City with the opportunity to deploy green infrastructure in redevelopment, parks, and complete streets in order to address Glenwood Springs’ problematic stormwater management issues.

Finally, community engagement and visioning efforts will focus on directing redevelopment efforts to improve the welfare of sensitive populations. The City will prioritize affordable multi-family housing BF site uses to complement tourism and outdoor recreational uses that promote economic growth. Through the AWP, the City hopes to develop effective approaches to negate the necessity for local workers to share homes, hold multiple jobs, and make long commutes from dilapidated mobile home parks currently filled with residents who contribute greatly to the Glenwood Springs community but currently cannot afford to live there. The City will use these approaches at other vacant, underutilized, and contaminated sites outside of the BF AWP project area moving forward.

***c) Confluence Corridor AWP will lead to specific, direct, and measurable outcomes that benefit the community:*** With EPA support, Glenwood Springs AWP efforts will lead to specific, measurable economic development, smart growth, green space, and sustainable development benefits, including:

- **Stimulating Economic Development:** The City of Glenwood Springs considers this project to be one of the most significant potential economic opportunities in more than a generation. Glenwood Springs has the infrastructure to support a booming tourism and outdoor recreation industry and the demand to drive it, but extremely limited land resources for expansion. Removing the barrier to infill development at three prime Confluence locations unleashes tremendous potential for sparking new “adventure capitalism” and continuing the current trend of job growth, with projections for future job growth over the next ten years to be 42.5%.
- **Smart Infrastructure Reuse:** Due to severe geographic constraints, Glenwood Springs understands the importance of smart growth in the downtown center based on existing infrastructure and maximizing the opportunity presented by the reparation of the Grand Avenue Bridge to promote smart growth goals. The Confluence Corridor Brownfields Transformation is not only located at the confluence of two rivers but also the convergence of I-70 and Highway 82, a network of trails including the Glenwood Canyon Recreational Trail and the Rio Grande Trail, a heavily trafficked passenger railroad corridor, and a Roaring Fork Transportation Authority hub. Moreover, the project area will build upon the grid street network and traditional neighborhoods that surround the project area.
- **Green Spaces & Recreation:** The AWP will outline approaches for enhancing the parks and recreational opportunities that make the community a world class destination for outdoor recreation. The AWP project area threads together Two Rivers Park (adjacent to the CDOT Maintenance site), which is currently being revitalized with Veltus Park (across from the wastewater treatment site), which was built on a former CDOT maintenance site that has been cleaned up and transformed for public use. The AWP will help advance plans to extend the Colorado Riverfront Trail into Glenwood Springs to provide biking and pedestrian access all the way west to Utah. The City seeks “adventure capitalists” as site users, promoting outdoor tourism and unique recreational opportunities that utilize the rivers, trails, and mountains.
- **Sustainable & Equitable Development:** Glenwood Springs seeks to link together several ongoing development efforts into one comprehensive strategy for sustainable and equitable growth within the City’s unique geographic bounds. The City will prioritize affordable housing for the redevelopment of catalytic sites to combat gentrification and the rising cost of living to ensure that the workers and professionals vital to a vibrant community can live where they work.

**d) Confluence Corridor AWP will advance the Livability Principles:** Every aspect of the Glenwood Springs brownfields effort strives toward the Livability Principles of the Sustainable Communities Partnership. Activities that are planned if the EPA AWP grant is secured will include studies and recommendations for: (1) improved and additional transportation choices, including Complete Streets connections, bus infrastructure and transit hub at the bridge landing, and riverfront trails; (2) improved equitable, affordable housing options, particularly in the economically vulnerable Census blocks; (3) increased jobs, tax revenue, and economic competitiveness of the target area through an enhanced outdoor recreational tourism industry; (4) inclusion and participation of existing communities and residents, especially those in the environmental justice areas surrounding the three targeted brownfield sites, as well as communities of those who work within the target area but cannot afford to live there; (5) strategies for leveraging of state and federal investment including through the creation of a dynamic “Resource Roster,” as well as recruitment of additional private sector investment; and (6) a new sense of pride and community cohesion through equitable development and community development through arts, cultural, and historical initiatives.

#### **4. Performance Measurement: Anticipated Environmental Outcomes and Outputs**

##### ***a) AWP will lead to significant environmental outputs and outcomes:***

**Outcome – Ongoing Collaboration of the “Confluence Corridor Brownfields Transformation Task Force”:** EPA AWP support will strengthen collaboration among the key stakeholder of the existing Task Force and help to maintain the Task Force as an ongoing source of guidance, resources, expertise, and community buy-in for the development and implementation of the Glenwood Springs Area-Wide Plan. **Outputs/measures of success:** number and frequency of meetings, feedback from Task Force on satisfaction with the project, and the degree to which the Task Force can arrive at consensus on AWP visions, plans, and implementation strategies.

**Outcome – Robust Community Involvement:** EPA AWP support will enable Glenwood Springs to enhance ongoing community engagement efforts that are contributing to the existing redevelopment plans within the Confluence Area (6<sup>th</sup> St Corridor, 7<sup>th</sup> St Redevelopment, Two Rivers Park). **Outputs/measures of success:** number and frequency of interactions between municipal leaders and project consultants with community members and neighborhood groups, community feedback on satisfaction with project progress, and the degree to which the public supports the AWP visions, plans, & implementation strategies as indicated by survey.

**Outcome – Equitable Process:** Glenwood Springs will use AWP resources to reach out to and engage the most vulnerable and heavily-impacted citizens in the brownfields area, as well as workers who commute to the brownfields area, especially low-income, foreign-born, and minority residents and workers. **Outputs/measures of success:** the degree to which environmental justice goals are infused into AWP planning and outcomes, by the degree of involvement by targeted constituencies, and the level of satisfaction of by these constituencies in the process.

**Outcome – Site Knowledge Leading to Brownfield Assessments & Remediation:** EPA AWP funds will enable Glenwood Springs to conduct analysis of existing conditions within the project area (environmental, social, health, economic, infrastructure) to inform recommendations for brownfield site assessment and cleanup. Using this knowledge, Glenwood Springs will be able to effectively determine what further resources for assessment and cleanup must be leveraged. **Outputs/measures of success:** number and significance of findings from research and analyses; the degree to which the City and key partners gain understanding of the site conditions necessary to move into implementation; and decisions about the cleanup and reuse of catalyst sites.

**Outcome: Collaboration with Federal, State, & Philanthropic Agencies:** EPA AWP funds will foster collaboration between Glenwood Springs and federal agencies, state agencies, and philanthropic organizations involved in environmental and community revitalization. **Outputs/measures of success:** frequency and number of collaborations (phone, email, meetings, workshops) with these agencies, and successful development of a Resource Roster for leveraging.

Glenwood Springs will track, measure, and document its progress toward environmental, economic, social, and environmental justice, quality of life and green infrastructure outcomes identified in this section through designating an individual staff person, along with consultant help, to track, measure, and document outputs and outcomes in the project. Glenwood Springs will hold meetings of the Confluence Corridor Brownfields Transformation Task Force approximately every quarter, along with broader public meetings each quarter. At these meetings, the City will provide written and verbal progress reports and next step recommendations to the Task Force and public. Glenwood Springs will post progress reports on outputs/ outcomes via its web-based outreach tools, and provide progress reports to EPA, the State of Colorado, and other stakeholders.

## **5. Community Partnership and Engagement**

*a) Brownfields collaboration underway:* The Confluence Corridor Brownfields Transformation project is the pinnacle of decades of planning and revitalization efforts for the confluence/downtown area at the exact right time when the Grand Avenue Bridge presents an opportunity to enact transformative plans. Glenwood Springs has cultivated a high level of stakeholder and community engagement in its revitalization, including its brownfield efforts, that pre-dates this application and has already produced significant progress and results for the community. Engagement on brownfields began with the 2003 Confluence Plan, which identified the underutilized sites in the Confluence area for assessment and community preferences for reuse. The community clearly identified the wastewater treatment plant site as a top priority for redevelopment at that time.

While progress on the Confluence area stalled due to the deep impacts of the recession, from which the community has struggled to bounce back, Glenwood Springs, in partnership with the DDA, is now actively planning and implementing transformative revitalization projects, which have activated the downtown area with streetscaping improvements, alleyway restoration, outdoor seating, and creative placemaking efforts. The City and DDA have been collaborating closely with the Colorado Brownfields Partnership (CBP), a collaboration between Community Builders and the Colorado Department of Public Health and Environment (CDPHE), to advance the vision for redevelopment of the Confluence area. The CBP, based in Glenwood Springs, provides outreach and technical assistance to communities interested in redevelopment, renovation, and adaptive reuse of property.

Brownfields collaboration already underway has grown to include the establishment of the Confluence Corridor Transformation Task Force, a multi-stakeholder group of public, nonprofit, business, and community organizations (listed below) that seeks the revitalization of the area targeted in the application. The regular collaboration and interaction of this group with municipal officials has given momentum and strength the Mayor's efforts to lead the community toward the area-wide livability goals. Glenwood Springs plans to use AWP support to enhance the work of the Task Force, engage stakeholders, conduct a community charrette, and undertake critical steps to position the City to reach its envisioned outcomes.

The BF AWP will build upon and enhance regional and local planning efforts that integrate housing, transportation, economic development, community health and environmental improvement:

- **Sixth Street Corridor Master Plan/Grand Avenue Bridge Project:** (see [www.ci.glenwood-springs.co.us/DocumentCenter/View/1122](http://www.ci.glenwood-springs.co.us/DocumentCenter/View/1122)) Beginning in January and continuing through December, 2016, Glenwood Springs Community Development and key stakeholders, including area property owners, businesses and residents, are working with studioINSITE, a Denver-based urban planning & design firm, to create a future vision of the 6th Street corridor (north of the Confluence along the Colorado River in the AWP target area). In the near future, the character and function of 6th Street is expected to change dramatically as a result the multi-million-dollar Grand Avenue Bridge Project. As a result of the bridge realignment, no longer will the street have to serve 13,000 to 24,000 vehicles daily. This change represents an exciting opportunity for the 6th Street corridor and its adjacent commercial properties to redevelop following a master plan and common vision where the primary focus does not have to be the uninhibited movement of vehicles as it has been in the past. Proposed changes include complete streets connections, new transit stops, adaptive reuse of historic building, a 6<sup>th</sup> Street pocket park and plaza at the landing of the new pedestrian bridge, and a conference center and other civic uses. The AWP

will build directly upon the 6<sup>th</sup> Street Corridor Master Plan, linking this plan to the 7<sup>th</sup> Street Redevelopment across the confluence along the southern side of the Colorado River.

- **Seventh Street Redevelopment** – By building downtown’s first parking structure in 2013, the opportunity was created to eliminate parallel parking to allow for a sidewalk expansion project with outdoor dining areas along Seventh Street in 2014 to activate the riverfront street along the southern side of the Colorado River. Following this public investment, private investment followed with several building enhancements. In addition, a public-private partnership with the owners of the 711 Grand building was established, who leveraged the investment from the City, DDA, and Garfield County to fund improvements including in the alley, railings, planters and outdoor furniture. Future plans for Seventh Street include extended green space, festival street improvements, water features, and children’s play amenities along the riverfront. Seventh Street runs directly adjacent to the wastewater treatment plant site, connecting the downtown and riverfront to the Confluence. The AWP will build upon the Seventh Street redevelopment efforts, activating the entire area to the southeast of where the rivers meet.
- **Two Rivers Park Redevelopment** – In June 2016, the Glenwood Springs Parks and Recreation Department, Planning Department, DDA, and urban design consultant studioINSITE hosted a “Two Rivers Park Shoreline Restoration Charrette” to undertake community visioning for restoration of the Two Rivers Park, directly adjacent to the CDOT Maintenance Site north of the Confluence, where additional, complementary parks and greenspace amenities are envisioned to accompany affordable housing. The AWP will thread this planning effort together with a comprehensive parks and greenspace strategy for the Confluence area. Plans for the park include interpretative wayfinding signage, gathering spaces, and enhanced riverbank landscaping.
- **Roaring Fork School District (RFSD) Teacher Housing Program** – Identified as a priority in both the District’s Strategic Plan and Facility Master Plan, housing teachers and other RFSD employees is critical to RFSD’s success in attracting and retaining staff to provide a quality education to students in the valley. Of the larger \$122 million bond issue approved by district voters last November, \$15 million (\$5 million per community) was earmarked for acquisition of housing in an effort to retain and attract teachers in Basalt, Carbondale, and Glenwood Springs. The AWP will build upon the new RFSD Teacher Housing Program to provide strategies for constructing affordable housing, especially within the target brownfields area, for civil servants, hospitality, health care, and other employees in Glenwood Springs.
- **XQ Super School and GlenX:** The AWP will enhance and build upon efforts to inspire 21<sup>st</sup> Century innovation in the Glenwood Springs community. Yampah Mountain High School in Glenwood Springs is being pitched one of five \$10 million XQ Super Schools grants financed by Lauree Powell jobs, which would designate it as a model for what high school education should be in preparing 21st century students for life and career. Altai Chuluun, founder of the new community organization GlenX, is spearheading the effort along with Yampah school leaders and the valleywide Cradle to Career initiative. The AWP will enhance GlenX initiatives that promote education and business growth, including the annual GlenX Success Summit, Roaring Fork Career Fair, Glenapalooza, and GlenX Innovation Lab.

The AWP serves as the next logical step to the ongoing revitalization as it will pull together several interrelated local planning initiatives to provide a comprehensive approach to sustainable and equitable development at the Confluence at the critical time when the Grand Street Bridge project provides an ideal opportunity for transformation. The deployment of AWP resources will enable these collaborative community efforts to move forward, informed by assessment of existing social,

economic, and environmental conditions, as well as public input and collective community vision. Without planning for assessment and remediation of the catalytic sites, three prime properties will remain barriers to enacting the community's visions for the Confluence.

***b) List of project partners:***

<b>Organization Name</b>	<b>Point of contact (name, email &amp; phone)</b>	<b>Specific role in BF AWP project</b>	<b>Involvement</b>
<b>City of Glenwood Springs (COGS) Planning Department</b>	Gretchen Ricehill, <a href="mailto:Gretchen.richehill@cogs.us">Gretchen.richehill@cogs.us</a> , (970) 384-6428	Continue lead role in brownfields efforts, coordinating expert consultants, undertaking outreach, and contributing to report.	On Task Force, already involved
<b>COGS Parks and Recreation Department</b>	Tom Barnes, <a href="mailto:tom.barnes@cogs.us">tom.barnes@cogs.us</a> , (970) 384-6315	Lead and coordinate parks and recreation visioning and implementation within the AWP target area.	On Task Force, already involved
<b>COGS Downtown Development Authority</b>	Leslie Bethel, <a href="mailto:lbethel@sopris.net">lbethel@sopris.net</a> , (970) 384-6446	The DDA will continue to be the lead partner in redevelopment efforts, coordinating existing redevelopment plans.	On Task Force, already involved
<b>CDPHE Brownfields Program</b>	Doug Jamison, <a href="mailto:doug.jamison@state.co.us">doug.jamison@state.co.us</a> , (303) 692-3404	COGS will coordinate with CDPHE for resources and technical assistance for AWP development and implementation	Involved going forward
<b>Community Builders and Colorado Brownfields Partnership</b>	Clark Andersen, <a href="mailto:clark@communitybuilders.org">clark@communitybuilders.org</a> , (970) 928-3412 and Jesse Silverstein, <a href="mailto:jesse@developmentresearch.net">jesse@developmentresearch.net</a> , (303) 991-0074	Continued lead role in the redevelopment of the Confluence area, community engagement, and technical expertise in brownfields.	On Task Force, already involved
<b>COGS Chamber Resort Association</b>	Marianne Virgili, <a href="mailto:marianne@glenwoodchamber.com">marianne@glenwoodchamber.com</a> , (970) 945-5002	Work to attract site users that bolster economic development and complement rather than compete with existing tourism	On Task Force, already involved
<b>Garfield County Housing Authority</b>	Katherine Gazunis, <a href="mailto:katherine@garfieldhousing.com">katherine@garfieldhousing.com</a> , (970) 625-3589 x107	COGS will work with GCHA to develop affordable housing strategies within the AWP area.	Involved going forward
<b>Glenwood Caverns Adventure Park</b>	Steve Beckley, <a href="mailto:sbeckley@glenwoodcaverns.com">sbeckley@glenwoodcaverns.com</a> , (970) 618-7127	Owner of the Holly Quarry site, will continue working with COGS on redeveloping that site with tourism and hospitality uses	On Task Force, already involved
<b>Roaring Fork Transportation Authority</b>	Dan Blakenship, <a href="mailto:dblakenship@rfta.com">dblakenship@rfta.com</a> , (970) 384-4981	Continue transit/trails redevelopment and enhancement efforts within the AWP project area.	Involved going forward
<b>Roaring Fork School District</b>	Rob Stein, <a href="mailto:rsten@rfschools.com">rsten@rfschools.com</a> , (970) 384-6002	Support outreach efforts and will involve students in environmental planning and remediation efforts	Involved going forward

<b>Colorado Mountain College</b>	Dr. Carrie Hauser, <a href="mailto:cbhauser@coloradomtn.edu">cbhauser@coloradomtn.edu</a> , (970) 947-8366	CMC will participate in community engagement and involve students in environmental planning and remediation efforts	On Task Force, already involved
<b>GlenX and Super School</b>	Altai Chuluun, <a href="mailto:hello@glenx.org">hello@glenx.org</a>	GlenX will participate in community engagement and generating AWP strategies for business development	On Task Force, already involved

*c) **Process for collaboration and decision and governance structures:*** The City of Glenwood Springs will lead the AWP decision-making process in a governing and management structure of the Task Force modeled on previous, successful AWP initiatives. The project will be managed and led by the Office of the Mayor, via the City Manager and in collaboration with the Director of the Downtown Development Authority. These municipal officials will work in direct and regular consultation with the Director and staff of the Colorado Brownfields Partnership and Community Builders. This lead team will work under the substantial and ongoing guidance of the Confluence Corridor Brownfields Transformation Task Force. This Task Force will work with expert consultants to create the BF AWP; seek consensus on priorities for implementation in the plan that will be brought before the Mayor, City Council, and regional development organizations; organize and track progress toward milestones; and make necessary mid-course adjustments and corrections in order to proceed steadily toward the ultimate goals for new spaces for affordable housing, innovative regional tourism enterprises, stormwater infrastructure, enhanced riverfront access, and parks.

*d) **Community input in redevelopment top priority for Glenwood Springs:***

Glenwood Springs prioritizes meaningful community engagement in all major planning and redevelopment decisions and processes. The AWP efforts will build upon community engagement and public outreach efforts in several concrete ways:

- The City will hold regular public meetings of the **Confluence Corridor Brownfields Task Force**, with public sessions every corridor;
- Engage the input and participation of the residents of the neighborhoods within the AWP target area, as well as undertaking **targeted outreach** to engage those who work within the AWP target area but cannot afford to live there through working with employers within the AWP area to distribute bi-lingual outreach materials about public meetings and input sessions.
- Request each organization represented on the Task Force to provide reports to its **organizational staff, members, and constituents** on a regular basis;
- Establish dedicated pages on the Glenwood Springs Planning Department **website** and the web sites of Task Force members with information, documents, and a means to take public input;
- Create a set of bi-lingual **print and internet outreach materials** on the project and its progress;
- Encourage the **consultant team** to conduct extensive public engagement; and
- **Incorporate public input** into the plans resulting from this AWP project, including the land use plan, green/sustainability plan, market study, infrastructure assessment, and resources roster.

**6. Programmatic Capability and Past Performance:**

*a) **Staff and organizational experience:*** The City of Glenwood Springs and partners have extensive experience managing federal grants. EPA project management duties will be assigned to Debra Figueroa, the City Manager. Ms. Figueroa has seven years of experience in Federal grants management, eight years of progressive responsibility in city management, and twelve years of

experience in project management, strategic planning and policy analysis. Prior to assuming her role as City Manager of Glenwood Springs, Mr. Figueroa was Assistant Borough Manager of the Borough of Carlisle, PA, where she led the effort to seek, secure, and implement a very successful EPA BF AWP effort that has already resulted in tremendous progress and millions of dollars of leveraged funding, including the recent announcement of a \$5 million TIGER 8 grant for transportation improvements in the Carlisle AWP area. Ms. Figueroa has an M.A. in Political Science with an emphasis on Environmental Public Policy from the University of Florida.

Debra will be supported by a qualified team, including DDA Director Leslie Bethel. Under Leslie's direction, the DDA has been honored by Governor Hickenlooper and Downtown Colorado, Inc. (DCI) for the four-year, \$18 million downtown revitalization and infrastructure projects, completed in June 2014. Leslie has 35 years' experience includes a multi-faceted, 5-year master plan and construction project for Snowmass Village, Colorado which created a new core for the village including a recreation center, transit building, affordable housing, new roads, playfields, parks, and outdoor activities. She has received two AIA Awards of Honor for major redevelopment projects, Coors Field Ballpark and Colorado Ocean Journey Aquarium both in Denver, CO. In addition, Glenwood Springs will be supported by top-notch consultants in brownfields revitalization, procured in accordance with local, state and federal competitive standards.

***b) Federally and/or non-federally funded assistance programs:***

- In 2014, Glenwood Springs received an \$800,000 grant from Garfield County, matched with \$500,000 from the DDA to undertake Phase I redevelopment of 7<sup>th</sup> Street.
- \$300,000 in Garfield County Federal Mineral Lease District (GCFMLD) funding for the 29<sup>th</sup> St and Sopris waterline and street reconstruction. GCFMLD is an independent public body charged with distributing federal energy extraction dollars from the development of natural resources on federal lands within Garfield County to communities impacted by these activities.
- \$375,000 in GCFMLD funding for the Midland Ave. multi-use path awarded in 2015.

Each of these grants has was or is being expended expeditiously, with all grant requirements satisfied, including the timely filing of reports, financial status reports, and the closeout report.

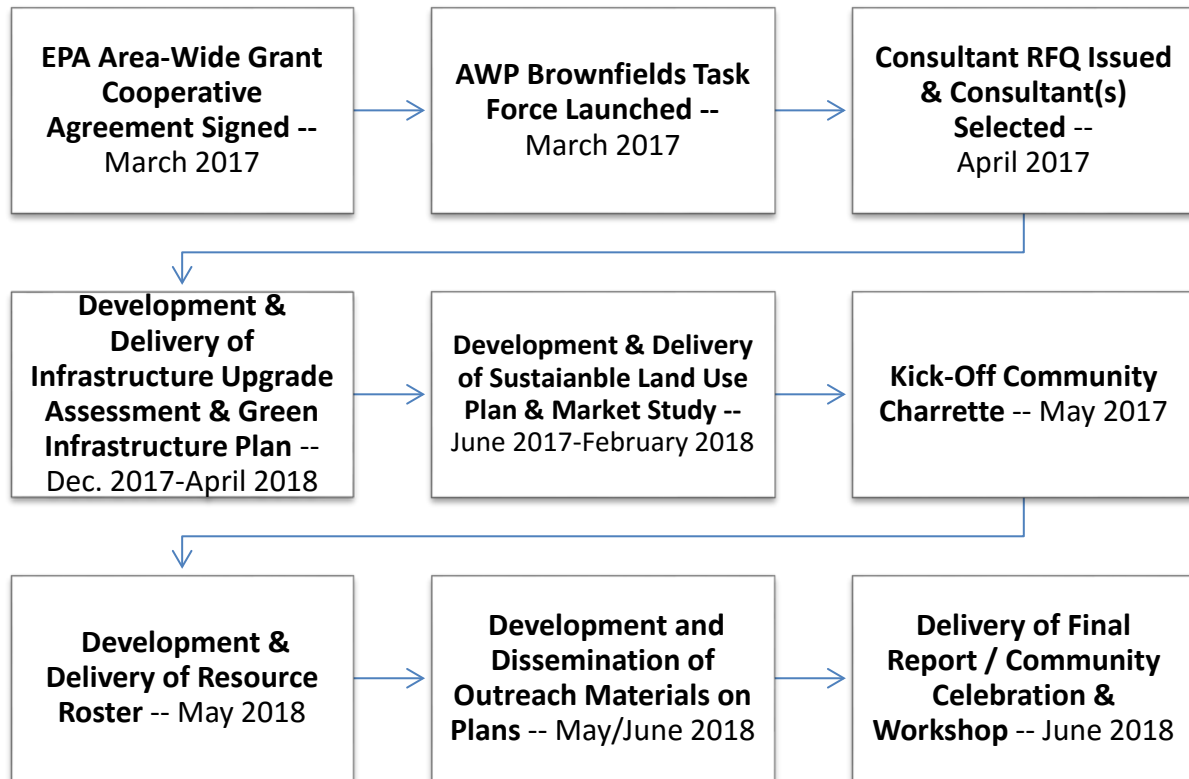
**7. Leveraging**

All funds listed below are committed for use during the grant period assistance to help accomplish the BF AWP project activities, outputs, and outcomes include:

- \$125.6 million funded by the Colorado Bridge Enterprise, CDOT, contributions from utility companies, and several local governments including \$3 million from Garfield County, \$300,000 from Eagle County, and \$3 million from Glenwood Springs, all of which will support transportation upgrades in the AWP target area including a realignment of the bridge, a new pedestrian bridge, and a "7<sup>th</sup> Street Station" at the landing. This funding is committed and the project is underway and expected to be complete by May of 2018.
- \$40,000 Great Outdoors Colorado grant matched with \$60,000 from the City to update the parks, recreation, and open space master plan, which will directly enhance the AWP effort and strategies for parks and greenspace within the AWP target area.
- \$80,000 committed from the DDA for design, engineering, and construction bid document development for Phase II of 7<sup>th</sup> Street Redevelopment upgrades, scheduled for completion by.

Glenwood Springs expects further leverage to be committed by the DDA for redevelopment activities for use during and after the grant period.

# **GLENWOOD SPRINGS, CO MILESTONES SCHEDULE**



# **GLENWOOD SPRINGS, CO**

## **AWP THRESHOLD CRITERIA**

Name of Applicant: **City of Glenwood Springs, CO**

**1. Applicant eligibility:** The City of Glenwood Springs is a unit of municipal government and a political subdivision under the laws of the State of Colorado. The City of Glenwood Springs was not a recipient of any previous Brownfields Area-Wide Planning Grant.

**2. Location of proposed BF AWP project area:**

- a. The BF AWP project area is in the City of Glenwood Springs, Garfield County, Colorado. There are over 35 acres of catalyst brownfields in the AWP project area, within a targeted area of approximately 0.39 square miles / 250 acres total. This area is bounded on the south by 8<sup>th</sup> street; on the east by the eastern boundary of the city; the north by the Traver Trail and the Glenwood Caverns Adventure Park; and on the west by the Colorado and Roaring Fork Rivers.
- b. An Area-Wide boundary map is provided in this Threshold Criteria document below.

**3. Catalyst Brownfield:**

- a. Decommissioned Waste Water Treatment Plant Site, approx. 5 acres at 405 7<sup>th</sup> Street, Glenwood Springs, CO 81601 at confluence of Colorado River and Roaring Fork River
- b. The Waste Water Treatment Plant Site is not listed or proposed for listing on the National Priorities List, it is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and it is not subject to the jurisdiction, custody, or control of the U.S. government.
- c. The 5-acre decommissioned wastewater treatment site, has hazardous substances contamination, chlorine leachates from the treatment process, asbestos; potential hazardous waste from drying beds on the north side of the site where sludge was stored; and arsenic, creosote, and other toxins from the Union Pacific-owned railroad wye that contours the parcel.
- d. N/A
- e. There has been no prior determination made by EPA regarding whether this site meets the definition of “brownfield site.”

**4. Ineligible activities:** N/A

**5. Letter of support:** The City of Glenwood Springs submits the letter of support and commitment from the non-profit Community Builders, along with six other letters of support and commitment from stakeholders public, private, and non-profit stakeholders.

**6. Substantial compliance with proposal submission and requirements:** The City of Glenwood Springs’ proposal substantially conforms to the instructions, requirements, outline and content detailed in this RFP.

**7. This proposal was submitted as stated in Section 4 of the RFP on 8/10/16.**

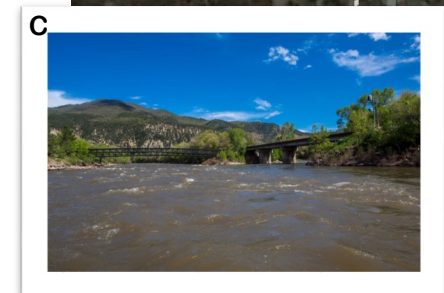


# CONFLUENCE CORRIDOR BROWNFIELDS TRANSFORMATION

Brownfields Area-Wide Planning Map

## KEY

- A. Glenwood Caverns Amusement Park
- B. Two Rivers Park
- C. Confluence of Colorado & Roaring Fork
- D. Grand Ave. Bridge Project
- E. 7th Street Redevelopment Area
- F. Glenwood Hot Springs
- G. 6th Street Corridor Master Plan





August 8, 2016

The Honorable Mathy Stanislaus  
OSWER Assistant Administrator  
U.S. Environmental Protection Agency

The Honorable Shawn McGrath  
Regional Administrator  
U.S. Environmental Protection Agency, Region 8

David Lloyd  
Director, Brownfields & Land Revitalization  
U.S. Environmental Protection Agency

Ted Lanzano  
Brownfields Unit Leader  
U.S. Environmental Protection Agency, Region 8

**Re: Support for Glenwood Springs' Confluence Corridor Brownfields Transformation**

Dear AA Stanislaus, RA McGrath, Director Lloyd, and Mr. Lanzano:

Community Builders, an organization dedicated to building strong, healthy and prosperous communities in the West, is pleased to offer our strong support for the City of Glenwood Springs' "Confluence Corridor Brownfields Transformation" initiative. This effort will help Glenwood Springs to take advantage of critical assets while encouraging sustainable development by transforming polluted brownfields on the confluence of the Colorado River and Roaring Fork River into productive new uses. I also urge you to provide Glenwood Springs with a U.S. Environmental Protection Agency (EPA) Brownfields Area-Wide Planning grant to provide critical support for this exciting initiative to catalyze redevelopment of downtown brownfields into much needed housing, regional tourism attractions, and green infrastructure.

Community Builders works with local partners around the West to create successful, prosperous communities through training, information and assistance. The Confluence Corridor Brownfields Transformation represents an important opportunity for a small city to strengthen and rebuild its downtown and surrounding neighborhoods while better connecting the community to its rivers. In Glenwood Springs, where land is scarce, enabling infill and redevelopment is essential fiscally, economically, and environmentally. Additionally, in light of this region's lack of affordable housing, redevelopment of underutilized sites can enable development of much needed housing units. We believe the project could serve as a model to inform and inspire other communities throughout the region.

Community Builders is ready to be engaged and supportive of this project moving forward. We administer the state of Colorado's Brownfields Outreach program and are delighted to support a brownfields project in our hometown. We commit to providing support including participation on the Confluence Corridor Brownfields Transformation Task Force; outreach and marketing for the EPA Area Wide public outreach process, and assistance in leveraging funds for the redevelopment project.

I urge you to give the Confluence Corridor Brownfields Transformation the highest consideration for U.S. EPA Area-Wide Brownfields funding.

Sincerely,

Clark Anderson, Executive Director, Community Builders

**City of Glenwood Springs - Application for EPA Brownfields Assessment Grant**

**LETTERS OF COMMITMENT**

**Local Government Agencies**

Glenwood Springs Downtown Development Authority.....	2
Glenwood Springs Chamber Resort Association.....	3

**Community Organizations**

Community Builders.....	4
Colorado Mountain College.....	5
GlenX.....	6

**State Government Partner**

Colorado Department of Transportation.....	7
--	---

**Private Sector Partners**

Glenwood Caverns.....	8
-----------------------	---



August 8, 2016

The Honorable Mathy Stanislaus  
OSWER Assistant Administrator  
U.S. Environmental Protection Agency

The Honorable Shawn McGrath  
Regional Administrator  
U.S. Environmental Protection Agency, Region 8

David Lloyd  
Director, Brownfields & Land Revitalization  
U.S. Environmental Protection Agency

Ted Lanzano  
Brownfields Unit Leader  
U.S. Environmental Protection Agency, Region 8

**Re: The Glenwood Springs Downtown Development Authority (DDA) Supports Glenwood Springs' Confluence Corridor Brownfields Transformation**

Dear AA Stanislaus, RA McGrath, Director Lloyd, and Mr. Lanzano:

I write on behalf of the DDA to convey our strong support for the City of Glenwood Springs's "Confluence Corridor Brownfields Transformation" initiative to transform polluted brownfields at the confluence of the Colorado River and Roaring Fork Rivers into productive and positive new uses. I also urge you to provide Glenwood Springs with a U.S. Environmental Protection Agency (EPA) Brownfields Area-Wide Planning grant to provide critical support for this exciting initiative to redevelop catalytic, downtown brownfields into new affordable housing, regional tourism attractions, and green infrastructure.

The Glenwood Springs DDA is a tax-funded district established in 2001. The DDA seeks to enhance and broaden the downtown experience for residents and guests through infrastructure, beautification, and pedestrian access to our river corridors. The DDA fully supports the Confluence Corridor Brownfields Transformation. We hope to see our city's incredible riverfront asset improved for future community use. We are excited by the prospect of redeveloping underutilized prime development sites with new affordable housing where it is currently extremely limited. The Confluence Corridor is a prime location for infill and redevelopment with its close proximity to the downtown, natural amenities, and unmatched access to trails and schools.

We believe that this initiative will spark new economic revitalization and job creation while promoting regional tourism in Glenwood Springs. We support sustainable infill development in our city where land for expansion is scarce. We are committed to capitalize on the opportunity presented by the Grand Avenue Bridge project to reinvent and expand the downtown area. We believe in and support Glenwood Spring's efforts to become strong environmental stewards.

The DDA is ready to be engaged and supportive of the Confluence Corridor Brownfields Transformation project moving forward. We commit to providing support including participation on the Confluence Corridor Brownfields Transformation Task Force; experienced staff resources; and other support as needed to make this project extraordinary.

Please give the Confluence Corridor Brownfields Transformation the highest consideration for U.S. EPA Area-Wide Brownfields funding. Thank you.

Leslie T. Bethel  
Executive Director

City of Glenwood Springs Downtown  
Development Authority

101 W. 8th Street  
Glenwood Springs, CO 81601  
Cell 970-948-7996



August 3, 2016

The Honorable Mathy Stanislaus  
OSWER Assistant Administrator  
U.S. Environmental Protection Agency

The Honorable Shawn McGrath  
Regional Administrator  
U.S. Environmental Protection Agency, Region 8

David Lloyd  
Director, Brownfields & Land Revitalization  
U.S. Environmental Protection Agency

Ted Lanzano  
Brownfields Unit Leader  
U.S. Environmental Protection Agency, Region 8

**Re: The Glenwood Chamber Resort Association Support for Glenwood Springs' Confluence Corridor Brownfields Transformation**

Dear AA Stanislaus, RA McGrath, Director Lloyd, and Mr. Lanzano:

I write on behalf of the Glenwood Springs Chamber Resort Association to convey our strong support for the City of Glenwood Springs' "Confluence Corridor Brownfields Transformation" initiative to transform polluted brownfields on the confluence of the Colorado River and Roaring Fork River into productive and positive new uses. I also urge you to provide Glenwood Springs with a U.S. Environmental Protection Agency (EPA) Brownfields Area-Wide Planning grant to provide critical support for this exciting initiative to redevelop catalytic downtown brownfields into new affordable housing, regional tourism attractions, and green infrastructure.

The chamber is nationally-recognized. We represent the Glenwood Springs business community and work on initiatives that promote a quality of life that spurs economic development by making our community a great place to live and do business. In fact, we are currently working on the renewal of a tax initiative that includes some funding for development and beautification of the confluence of the Colorado and Roaring Fork Rivers. This is why we are particularly excited about the Confluence Corridor Brownfields Transformation. We envision the city's wonderful riverfront resource improved for future community use. This initiative would not only spark new economic revitalization and job creation, but it is also vital in helping to provide sustainable infill development in our city where land for expansion is scarce. The benefits to tourism (our chief economic driver) are also obvious.

The chamber is poised to engage in and support the Confluence Corridor Brownfields Transformation project and committed to providing support including participation on the Confluence Corridor Brownfields Transformation Task Force; outreach and marketing for the EPA area-wide public outreach process; and assistance in leveraging funds for the redevelopment project.

Please give the Confluence Corridor Brownfields Transformation the highest consideration for U.S. EPA Area-Wide Brownfields funding. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Marianne Virgili'.

Marianne Virgili, IOM, CCE  
President & CEO

**Glenwood Springs Chamber Resort Association**

802 Grand Avenue ♦ P.O. Box 1238 ♦ Glenwood Springs, CO 81602  
Ph. 970.945.5002 ♦ Fax 970.945-1531 ♦ [marianne@glenwoodchamber.com](mailto:marianne@glenwoodchamber.com)  
[glenwoodchamber.com](http://glenwoodchamber.com)

August 8, 2016

The Honorable Mathy Stanislaus  
OSWER Assistant Administrator  
U.S. Environmental Protection Agency

The Honorable Shawn McGrath  
Regional Administrator  
U.S. Environmental Protection Agency, Region 8

David Lloyd  
Director, Brownfields & Land Revitalization  
U.S. Environmental Protection Agency

Ted Lanzano  
Brownfields Unit Leader  
U.S. Environmental Protection Agency, Region 8

**Re: Support for Glenwood Springs' Confluence Corridor Brownfields Transformation**

Dear AA Stanislaus, RA McGrath, Director Lloyd, and Mr. Lanzano:

Community Builders, an organization dedicated to building strong, healthy and prosperous communities in the West, is pleased to offer our strong support for the City of Glenwood Springs' "Confluence Corridor Brownfields Transformation" initiative. This effort will help Glenwood Springs to take advantage of critical assets while encouraging sustainable development by transforming polluted brownfields on the confluence of the Colorado River and Roaring Fork River into productive new uses. I also urge you to provide Glenwood Springs with a U.S. Environmental Protection Agency (EPA) Brownfields Area-Wide Planning grant to provide critical support for this exciting initiative to catalyze redevelopment of downtown brownfields into much needed housing, regional tourism attractions, and green infrastructure.

Community Builders works with local partners around the West to create successful, prosperous communities through training, information and assistance. The Confluence Corridor Brownfields Transformation represents an important opportunity for a small city to strengthen and rebuild its downtown and surrounding neighborhoods while better connecting the community to its rivers. In Glenwood Springs, where land is scarce, enabling infill and redevelopment is essential fiscally, economically, and environmentally. Additionally, in light of this region's lack of affordable housing, redevelopment of underutilized sites can enable development of much needed housing units. We believe the project could serve as a model to inform and inspire other communities throughout the region.

Community Builders is ready to be engaged and supportive of this project moving forward. We administer the state of Colorado's Brownfields Outreach program and are delighted to support a brownfields project in our hometown. We commit to providing support including participation on the Confluence Corridor Brownfields Transformation Task Force; outreach and marketing for the EPA Area Wide public outreach process, and assistance in leveraging funds for the redevelopment project.

I urge you to give the Confluence Corridor Brownfields Transformation the highest consideration for U.S. EPA Area-Wide Brownfields funding.

Sincerely,



Clark Anderson, Executive Director, Community Builders



August 4, 2016

The Honorable Mathy Stanislaus  
OSWER Assistant Administrator  
U.S. Environmental Protection Agency

The Honorable Shawn McGrath  
Regional Administrator  
U.S. Environmental Protection Agency, Region 8

David Lloyd  
Director, Brownfields & Land Revitalization  
U.S. Environmental Protection Agency

Ted Lanzano  
Brownfields Unit Leader  
U.S. Environmental Protection Agency, Region 8

**Re: Colorado Mountain College Supports Glenwood Springs' Confluence Corridor Brownfields Transformation**

Dear AA Stanislaus, RA McGrath, Director Lloyd, and Mr. Lanzano:

I write on behalf of Colorado Mountain College (CMC) to convey our strong support for the City of Glenwood Springs's "Confluence Corridor Brownfields Transformation" initiative to transform polluted brownfields on the confluence of the Colorado River and Roaring Fork River into productive and positive new uses. I also urge you to provide Glenwood Springs with a U.S. Environmental Protection Agency (EPA) Brownfields Area-Wide Planning grant to provide critical support for this exciting initiative to redevelop catalytic, downtown brownfields into new affordable housing, regional tourism attractions, and green infrastructure.

Colorado Mountain College (CMC) is a local-district, property tax supported, open-access College that grants associates and bachelor's degrees. CMC offers a bachelors in sustainability and has long held carbon-neutrality and responsible environmental stewardship as core institutional strategic goals. CMC supports the Confluence Corridor Brownfields Transformation because we believe strongly in the reuse of former brownfields, and we are excited by the prospect of redeveloping underutilized sites with new affordable housing where it is currently extremely limited. In addition, we believe that this initiative could spark new economic revitalization and job creation, plus critical sustainable infill development in our city where land for expansion is scarce.

CMC is ready to be engaged and supportive of the Confluence Corridor Brownfields Transformation project moving forward. Our administrative offices are located in Downtown Glenwood Springs and we understand the difficulty of obtaining housing in the Roaring Fork Valley. We will participate on the Confluence Corridor Brownfields Transformation Task Force, will be involved in the Area Wide Planning Process and will help with public outreach for public process.

Please give the Confluence Corridor Brownfields Transformation the highest consideration for U.S. EPA Area-Wide Brownfields funding. Thank you.

Sincerely,

Carrie Besnette Hauser, Ph.D.  
President & CEO



August 3, 2016

The Honorable Mathy Stanislaus  
OSWER Assistant Administrator  
U.S. Environmental Protection Agency

The Honorable Shawn McGrath  
Regional Administrator  
U.S. Environmental Protection Agency, Region 8

David Lloyd  
Director, Brownfields & Land Revitalization  
U.S. Environmental Protection Agency

Ted Lanzano  
Brownfields Unit Leader  
U.S. Environmental Protection Agency, Region 8

**Re: GlenX Supports Glenwood Springs' Confluence Corridor Brownfields Transformation**

Dear AA Stanislaus, RA McGrath, Director Lloyd, and Mr. Lanzano:

I write on behalf of GlenX to convey our strong support for the City of Glenwood Springs's "Confluence Corridor Brownfields Transformation" initiative to transform polluted brownfields on the confluence of the Colorado River and Roaring Fork River into productive and positive new uses. I also urge you to provide Glenwood Springs with a U.S. Environmental Protection Agency (EPA) Brownfields Area-Wide Planning grant to provide critical support for this exciting initiative to redevelop catalytic, downtown brownfields into new affordable housing, regional tourism attractions, and green infrastructure.

GlenX is community organization focused on educational initiatives, inspirational events and business growth. We are especially keen on this initiative for not only helping the future vitality of our community, but also as a teaching tool for current students to be a part of the whole process for transforming our town to how they wish it to be. GlenX supports the Confluence Corridor Brownfields Transformation because we believe strongly in the reuse of former brownfields, and we are excited by the prospect of redeveloping underutilized sites with new affordable housing where it is currently extremely limited. In addition, we believe that this initiative could spark new economic revitalization and job creation, plus critical sustainable infill development in our city where land for expansion is scarce.

GlenX is ready to be engaged and supportive of the Confluence Corridor Brownfields Transformation project moving forward. We are currently working with Yampa Mountain High School on a Super School initiative and believe integrating our high school program with the Area Wide planning process will be very beneficial. Many times youths are left out of long-term community visioning process that will impact them the most. In addition, we are committed to furthering the conversation on affordable housing, environmental sustainability, and economic development and job opportunities for our youth. We will also participate on the Confluence Corridor Brownfields Transformation Task Force and help with outreach and marketing for the EPA Area Wide public outreach process.

Please give the Confluence Corridor Brownfields Transformation the highest consideration for U.S. EPA Area-Wide Brownfields funding. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Altai Chuluun", written over a horizontal line.

Altai Chuluun  
President, GlenX



COLORADO

Department of Transportation

Region 3

August 10, 2016

Debra Figueroa, City Manager  
City of Glenwood Springs  
101 West 8<sup>th</sup> Street  
Glenwood Springs, CO 81601

RE: Letter of Support- City of Glenwood Springs EPA Brownfield Area-Wide Grant

Dear Ms. Figueroa:

The Colorado Department of Transportation supports the City of Glenwood Springs in their application for “EPA Brownfield Area-Wide Grant Could Transform Downtown Riverfront Brownfields into New Spaces for Affordable Housing, Regional Tourism & Green Infrastructure”.

CDOT reserves the right to develop, transfer, operate and otherwise manage the “.5 -acre riverfront CDOT Maintenance site” in the best interests of CDOT. Transfer of this CDOT site or any portion of this CDOT site will require a replacement “turn-key” operation that serves the needs of the current and future tenants.

Specific to the CDOT Parcel as well as to access issues on CDOT facilities, CDOT requires oversight credentials during the decisions making process.

At this time CDOT cannot commit financial resources to the project, but is willing to allocate staff resources as needed to participate in “EPA Area-Wide Planning” activities.

Sincerely,

David A. Eller, Director  
Transportation Region 3

cc: Olson/Wagner  
Woodmansee  
Vanderhoof  
Goolsby  
file





August 3, 2016

The Honorable Mathy Stanislaus  
OSWER Assistant Administrator  
U.S. Environmental Protection Agency

The Honorable Shawn McGrath  
Regional Administrator  
U.S. Environmental Protection Agency, Region 8

David Lloyd  
Director, Brownfields & Land Revitalization  
U.S. Environmental Protection Agency

Ted Lanzano  
Brownfields Unit Leader  
U.S. Environmental Protection Agency, Region 8

**Re: The Glenwood Chamber Resort Association Supports Glenwood Springs'  
Confluence Corridor Brownfields Transformation**

Dear AA Stanislaus, RA McGrath, Director Lloyd, and Mr. Lanzano:

I write on behalf of Glenwood Caverns Adventure Park to convey our strong support for the City of Glenwood Springs's "Confluence Corridor Brownfields Transformation" initiative to transform polluted brownfields on the confluence of the Colorado River and Roaring Fork River into productive and positive new uses. I also urge you to provide Glenwood Springs with a U.S. Environmental Protection Agency (EPA) Brownfields Area-Wide Planning grant to provide critical support for this exciting initiative to redevelop catalytic, downtown brownfields into new affordable housing, regional tourism attractions, and green infrastructure.

Glenwood Caverns Adventure Park is a locally owned company that provides one of Western Colorado's premier attractions. Our business has grown from 30,000 visitors to over 205,000 since 2003. We overlook the Colorado River and are the owners of the former Holly Quarry as well as the Mountain Iron Hot Springs. We are currently working with the City of Glenwood Springs to plan an expansion of our business to include a new hotel and new retail opportunities at the former quarry. However, in order for our businesses to thrive, our employees need access to affordable housing. It is becoming increasingly difficult to hire and retain all level of employees in the Roaring Fork Valley. The redevelopment of these critical areas will provide housing opportunities and an expanded retail and recreational opportunities that are essentially to the overall well-being of our community.

I am ready to be engaged and supportive of the Confluence Corridor Brownfields Transformation project moving forward. I will participate on the Confluence Corridor Brownfields Transformation

Task Force and will work with the City of Glenwood Springs to help determine the overall redevelopment vision on this critical river corridor.

Please give the Confluence Corridor Brownfields Transformation the highest consideration for U.S. EPA Area-Wide Brownfields funding. Thank you.

If you have any questions, please don't hesitate to call me at 970-618-7127.

Respectfully



Steve Beckley  
Owner – Glenwood Caverns Adventure Park

**City of Glenwood Springs  
AWP / Other Factors Checklist**

Name of Applicant: City of Glenwood Springs, CO

	<b>Other Factor</b>	<b>Page #</b>
	<i>None of the Other Factors are applicable.</i>	
	BF AWP Project is in an urban area (city population is 100,000 or more)	
	BF AWP project is in a rural area (city/town/village/unincorporated area/etc. population is 20,000 or less and is not located in a Metropolitan Statistical Area).	
<b>X</b>	BF AWP project is in a micro community (city/town/village/unincorporated area/etc. population of 10,000 or less).	1,2
	Applicant is or is applying on behalf of a federal recognized Indian tribe or an entity from a United States Territory.	
	Applicant is a POWER+ community who is proposing a BF AWP project area with one or more eligible catalyst, high priority brownfield site(s) and a recently closed (2008 or later) or closing power plant.	
	Applicant's catalyst, high priority brownfield site(s) is (are) tied to recent (2008 or later) natural disaster(s) within the BF AWP project area.	
	Applicant's catalyst, high priority brownfield site(s) is (are) tied to a recent (2008 or later) manufacturing industry plant closure within the BF AWP project area.	
	Applicant's catalyst, high priority brownfield site(s) are tied to a recent (2008 or later) significant economic disruption, unrelated to a natural disaster, manufacturing industry plant closure or closing/closed power plant, within the BF AWP project area, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. <i>Attach documentation of PSC recipient or core partner status.</i>	
	Applicant's BF AWP project area is directly tied to EPA's Making a Visible Difference (MVD) initiative, and the applicant can demonstrate that funding/technical assistance/other resources from the MVD initiative has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their MVD status and the proposed brownfields activities.	
	Applicant is a recipient of an EPA Urban Water grant and can demonstrate that that funding/technical assistance/other resources from the Urban Waters grant has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Urban Waters efforts and the proposed brownfields activities.	
	Applicant is designated as a HUD Promise Zones community, and can demonstrate that funding/technical assistance/other resources from the Promise Zones designation has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Promise Zones designation and the proposed brownfields activities. <i>Attach documentation of HUD Promise Zone community status.</i>	
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP).	

# Key Project Supporters & Leveraging for Glenwood Springs' EPA Brownfields Area-Wide Planning Application

## **Federal, State, & Local Resources:**

- **Grand Avenue Bridge Project** (See documentation below):
  - \$125.6 million in funding from Colorado Bridge Enterprise, CDOT, contributions from utility companies, and several local governments including \$3 million from Garfield County, \$300,000 from Eagle County, and \$3 million from Glenwood Springs has been committed to support transportation upgrades in the AWP target area including a realignment of the bridge, a new pedestrian bridge, and a “7th Street Station” at the landing.
- **Grand Avenue Planter Enhancements** (See contacts for DDA and City below):
  - \$25,000 from City matched with \$1,000 DDA for streetscaping improvements along Grand Avenue, which bisects the AWP project area.
- **7th Street Redevelopment** (See contacts for DDA and City below):
  - \$800,000 Garfield County for the Phase I redevelopment of 7th Street and Cooper Street improvements, including parking in 2014. This was matched with \$500,000 from the DDA.
  - Up to \$200,000 on Phase II redevelopment of 7th Street, including \$45,000 (spent), \$35,000 (committed), and up to \$200,000 (expected) by year end for design, engineering, and 100% construction drawings.
- **7th Street Station Parking Structure and Restroom** (See contact for DDA below)
  - The DDA will spend \$50,000 on architectural drawings of the new 7th Street Station restroom at the landing of the Grand Avenue Bridge Project, in addition to \$50,000 on architectural drawings for the new 7th Street parking structure.
- **6th Street Corridor Master Plan** (See contact for City below):
  - \$44,720 contract from the City for the 6th Street Corridor Master Plan.
- **Two Rivers Park Visioning** (See contact for City below):
  - \$35,000 from the City of Glenwood Springs to facilitate the Two Rivers Park Shoreline Restoration charrette. The CDOT Maintenance site is located directly adjacent to Two Rivers Park and included in the study area for the visioning.
- **Significant additional leverage expected in cash and in-kind resources from the City, DDA, County and partners for community engagement, market studies, infrastructure analysis, land-use planning, and other AWP activities.**

## ***For documentation on City and DDA commitments please contact:***

- *Debra Figueroa, City Manager of Glenwood Springs, Figueroa at [debra.figueroa@cogs.us](mailto:debra.figueroa@cogs.us) or (970) 384-6401*
- *Leslie Bethel, Director of Downtown Development Authority, [lbethel@sopris.net](mailto:lbethel@sopris.net), (970) 384-6446*

## **Private Investment:** (See narrative page 13 for Steve Beckley, owner of Glenwood Caverns, contact info, and letter of support for documentation)

- **Anticipated Development at Holly Quarry at Base of Iron Mountain:**
  - Zoning changes were approved due to significant development commitments from Glenwood Caverns to revitalize the Holly Quarry through new tourism development extending from Iron Mountain Hot Springs and Glenwood Caverns Adventure Park, including a hotel with associated retail.

**Community Support:** (See narrative pages 13-14 for contact information and letters of support for documentation)

- Glenwood Springs **Mayor Mike Gamba** (committed)
- The **Glenwood Springs Downtown Development Authority** (committed), a public development entity that has led revitalization projects to enhance the downtown experience for residents and guests through infrastructure, beautification, pedestrian access, connections to open space, views and river corridors
- The **Glenwood Springs Department of Planning** (committed), which has led a community visioning initiative that created the 6th Street Corridor Master Plan and other community revitalization initiatives
- **Community Builders** (committed), a regional non-profit project of the Sonoran Institute that aims to help local leaders build successful communities in the American West with strong and diverse economies, quality growth, vibrant downtowns, and complete neighborhoods
- **The Garfield County Housing Authority** (contacted/expected) that seeks to increase the stock of affordable housing for the many people who work in Glenwood Springs but cannot afford to live there
- **The Colorado Department of Public Health and Environment's (CDPHE) Brownfields Program** (contacted/expected) that provides targeted brownfield assessments to help Colorado communities revitalize vacant and under-utilized land
- **The Colorado Brownfields Partnership** (committed), a collaboration between Community Builders and the CDPHE with a Glenwood Springs office, that provides outreach and technical assistance to communities interested in redevelopment, renovation, and adaptive reuse of property
- **The Glenwood Springs Chamber Resort Association** (committed), which aims to promote the community, strengthen the local economy, represent business interests, and keep investors connected and visible.
- **The Colorado Department of Transportation** (committed), which is undertaking the Grand Avenue Bridge project and controls one of the catalytic brownfield sites.
- **The Roaring Fork Transportation Authority** (contacted/expected), which manages bike trails, riverfront trails, and transit operations in Glenwood Springs and the Roaring Fork Valley
- **Roaring Fork School District** (contacted/expected) and the **Colorado Mountain College** (committed), campus located in downtown Glenwood Springs;
- **GlenX** (committed), a community organization based out of Glenwood Springs, focusing on areas of inspiration, education and business growth,



**Grand Avenue  
Bridge**

## Grand Avenue Bridge Fact Sheet

Hotline 970-618-9897  
Email [info@grandavenuebridge.com](mailto:info@grandavenuebridge.com)  
Website [grandavebridge.codot.gov](http://grandavebridge.codot.gov)

### PROJECT OVERVIEW

The Grand Avenue Bridge (GAB) project is a 30-month construction project building a new Grand Avenue Bridge and Pedestrian Bridge. The Grand Avenue Bridge and the Pedestrian Bridge serve as an important connection between downtown Glenwood Springs, the Historic Hot Springs District, and Interstate 70. Replacing the GAB provides a long-term solution to numerous issues, mitigates all clearance issues and best serves the public as a whole. The current traffic bridge was constructed in 1953 and is considered “functionally obsolete” by the threshold in the National Bridge Inventory. A pedestrian bridge was built adjacent to the GAB in 1985. The GAB carries State Highway 82 over 7th Street, the Union Pacific Railroad, the Colorado River, I-70, North River Street and the Glenwood Hot Springs parking lot.

### PROJECT TIMELINE

The Grand Avenue Bridge project construction phase began on January 6, 2016. The estimated completion date is June 2018. The Grand Avenue Bridge will be constructed in five phases.

30-Month Project: JAN 2016 - JUN 2018

Phase 1: January & February 2016

Phase 2: March - December 2016

Phase 3: January - August 2017

**Phase 4: August - December 2017 (Detour in Operation)**

Phase 5: January - May 2018

### PROJECT FUNDING

On November 19, 2015, the Colorado Transportation Commission, acting as the Colorado Bridge Enterprise, approved the supplemental budget required to allow the GAB project to proceed to construction. The final budget for all phases of the project is \$125.6 million and is funded by the Colorado Bridge Enterprise, CDOT, contributions from utility companies, and several local governments including the City of Glenwood Springs (\$3M), Garfield County (\$3M), and Eagle County (\$300k). The construction cost for the project is estimated at \$68.4 million dollars.

The Colorado Bridge Enterprise (CBE) was formed in 2009 as part of the FASTER (Funding Advancement for Surface Transportation and Economic Recovery) legislation. It operates as a government-owned business within the Colorado Department of Transportation. The Colorado Transportation Commission serves as the Colorado Bridge Enterprise Board.

The purpose of the CBE is to finance, repair, reconstruct and replace bridges designated as structurally deficient or functionally obsolete, and rated “poor.” See more at <http://www.coloradodot.info/programs/BridgeEnterprise>.



## Grand Avenue Bridge

### CONTRACTOR

Granite/RL Wadsworth Joint Venture (JV) is the contractor for the GAB project and are based in the Salt Lake City area. The JV has been involved in the planning and design of the GAB project as the Construction Manager/General Contractor (CMGC) resulting in a more intimate knowledge of the details, phasing and management of the project. The two construction companies have extensive experience in Accelerated Bridge Construction techniques and recently collaborated on a \$235 million Interstate project in Ogden, UT and a \$60 million project on I-15 in St. George, UT.

### Local Subcontractors

SGM - Surveying  
Gould Construction - Roadway & Wet Utilities  
PR Studio - Public Information  
Newland Project Resources - Public Information  
United Companies - Aggregates  
Cal-X Minerals - Rock, permanent rip rap  
Grand River Construction - Asphalt Paving  
S2M - Flatwork and Concrete Paving  
Pioneer Steel, Inc. - Steel Erection  
Your Way Safety & Signing - Traffic Control

### BRIDGE DESIGNERS

The vehicle bridge is designed by Tsiouvaras Simmons Holderness of Greenwood Village, Colorado. The pedestrian bridge is designed by AMEC Foster Wheeler of Denver, Colorado.

### PROJECT HISTORY

In 2009, the Colorado State Legislature passed a bill to fund a program to address Colorado's poorly rated bridges. The Grand Avenue Bridge is one of approximately 150 bridges in the state that has a "poor" rating and therefore had priority for funding. CDOT and the Federal Highway Administration Administrations initiated a formal Environmental Assessment ("EA") process to determine the alternatives for rehabilitating or replacing the bridge in November 2011. Through the process, CDOT contacted over 3,000 individuals through many different public outreach activities, and CDOT incorporated the input into the project designs for the EA. Several different alternatives were studied during the EA. The final approved project is called the Build Alternative and will include a new traffic bridge and a new pedestrian/bicycle bridge. On June 5 2015, the Federal Highway Administration finalized the Finding of No Significant Impact for the EA and determined that the Build Alternative will have no significant impact on the human environment and that an Environmental Impact Statement is not required.

The bridge project will improve public safety for all users; provide reliability as a critical transportation route; accommodate multimodal transportation (including busses, pedestrians, and bicyclists); minimize environmental impacts to scenic, aesthetic, and natural resources; and incorporate sustainable elements in the design.

**Joe Vaccarelli**  
**Glenwood Springs Post Independent**

November 19, 2015

## **Glenwood's Grand Avenue bridge gets final OK, work starts in January**



A rendering of the planned Highway 82/Grand Avenue Bridge shows the new alignment from downtown Glenwood Springs, right, curving toward the intersection of Sixth and Laurel and the Interstate 70 Exit 116.



Traffic turning onto the Grand Avenue Bridge headed south.



Traffic travels down Grand Avenue.



The Colorado River flows under the Grand Avenue Bridge.

**GREELEY —** Construction on the long-awaited new bridge connecting Interstate 70 with Grand Avenue-Colorado Highway 82 can begin in January after clearing its final hurdle Thursday before Colorado transportation commissioners.

The commissioners, acting as the state Bridge Enterprise Board at a meeting in Greeley, approved an additional \$5.3 million that was required to move the project forward.

The new bridge will be built over the course of the next two-and-a-half years, replacing the

62-year-old bridge that, according to transportation officials, has outlived its usefulness.

Had work not been able to start in January, the project would have had to wait until the following winter when water levels are lower in the Colorado River.

The additional \$5.3 million in bridge enterprise money overcomes a funding gap to meet the \$68.4 million construction price reached Wednesday between the Colorado Department of Transportation and its preselected construction manager and general contractor, Granite Construction/RL Wadsworth, a joint venture from the Salt Lake City area.

---

The full cost of the project, including the public planning, environmental review and design phase that has been going on for the past four years, is \$125.6 million, CDOT said in a statement following the final funding decision. In addition to the state Bridge Enterprise Fund and other CDOT dollars, funding includes \$3 million each from Glenwood Springs and Garfield County as well as money from Eagle County and utility companies.

Transportation commissioners unanimously approved the extra funding with no discussion except for a few comments of support.

"This is a needed project, a time-sensitive project, and we need to get started so we don't have to wait a year," board chairwoman Kathy Connell said.

"It's really important," added Kathy Hall, CDOT District 7 commissioner representing Glenwood Springs. "This project has needed to be done for years. ... That's a major corridor for Glenwood."

CDOT's program engineer in Glenwood Springs, Steve Olson, noted that project officials have worked closely with the community to achieve a bridge alignment and design that was acceptable.

"We started with a community vision and ended with a bridge design that works for the users and is consistent with the context of this community," Olson said in a statement. "We are ready to begin the construction phase that, when completed, will provide a safe, functional bridge and enhanced connections for the citizens."

## CITY REACTION

Glenwood Springs Mayor Mike Gamba also provided a statement on behalf of the City Council, Downtown Development Authority Director Leslie Bethel and City Engineer Terri Partch, saying city officials will continue to work closely with CDOT as bridge construction begins.

"City Council has always been unanimously supportive of this project, while we've also been insistent that the new bridge and improvements complement Glenwood's historic downtown character," the city's statement said. "The approved funding includes the full amount for all the distinctive architectural elements and details, which are integral to achieving this goal."

The current Grand Avenue Bridge was built in 1953 as a two-lane road and later expanded to four,

9-foot-wide lanes.

Dave Eller, CDOT Region 3 director, noted that the narrow lanes have been an issue for several years, as large trucks often take up both lanes while crossing the bridge and when turning onto the section of Sixth Street that will be eliminated from the Highway 82 route with the new bridge alignment.

In evaluating the bridge for replacement priority as part of the Bridge Enterprise Fund program, it was deemed functionally obsolete and was one of approximately 150 bridges in Colorado earning a "poor" rating.

Instead of following the existing straight shot across the Colorado River and Interstate 70 to Sixth and Pine, the new bridge will follow a curved alignment from Grand Avenue on the south side of the river to the vicinity of Sixth and Laurel, creating a more direct connection to I-70.

The new highway bridge and accompanying new pedestrian bridge should be completed by June 2018. Construction will include a three-month detour in late 2017 when the existing bridge is to be demolished to make way for the final piece of the new bridge. The detour is to follow a route from I-70 exit 114, along Midland Avenue and back to Grand Avenue via an extension of Eighth Street.

CDOT also plans to close west access to North River Street and use the west end of the Glenwood Hot Springs Pool parking lot as a staging starting in January.

During construction, a temporary pedestrian walkway will be built while the current pedestrian bridge is demolished and a new one is built that will include elevator access to Seventh Street and a stairway, similar to the existing one. The pedestrian bridge also will be used to relocate utilities that are under the current highway bridge.

## BRACING FOR IMPACTS

The planned bridge replacement has not been without its detractors, some of whom opposed the new bridge alignment and others who said that instead of building a new bridge, CDOT should focus on planning for and funding a Highway 82 bypass that would take highway traffic off Grand Avenue.

A group named Citizens to Save Grand Avenue opposed the project, and had considered possible legal action to block it. The group backed away from that option following the release of the project's environmental assessment earlier this year that included a finding of "no significant impact."

The two-year construction project will affect businesses along Grand Avenue and on Sixth Street. The new bridge alignment also resulted in the displacement the Shell service station that used to sit at Sixth and Laurel. CDOT acquired that and other adjacent properties as part of the project.

"It's been a push here at the end," Eller said.

Earlier this week, CDOT finished negotiations with Granite/RL Wadsworth on a price agreement for the construction of the bridge. Had CDOT and the contractor been unable to agree on a price within

5 percent of an independent estimate of the cost, CDOT would have had to put the project out to bid, resulting in a yearlong delay before construction could begin.

The negotiated price ended up being within 3.2 percent of the estimate, according to Eller, who said he hopes to have the contract signed with Granite RL/Wadsworth in December.

“It’s the transition of four-and-a-half-years of planning and study process into the construction phase,” project manager Roland Wagner said.

Eller noted the importance of retaining the Granite RL/Wadsworth as the contractor because of its involvement through the design phase. He said a lower bidder could emerge but not have that valuable background knowledge.

Eller was not surprised the commissioners so swiftly approved the additional money, as they were aware of the funding gap and knew approximately what would be requested.

“Honestly, these guys knew a month ago about where we were at,” Eller said.

He said the discussions would be ongoing regarding any sort of bypass should the community revisit the issue in the future. But it is not in any short-term plans, and estimated costs for a bypass between \$500 million and \$1 billion could prove to be prohibitive, he said.

Glenwood Springs Post Independent reporter John Stroud contributed to this report.

## Top Video Headlines

of 3



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

08/10/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Glenwood Springs, CO

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

84-6000589

\* c. Organizational DUNS:

0304580460000

### d. Address:

\* Street1:

101 W 8th St

Street2:

\* City:

Glenwood Springs

County/Parish:

\* State:

CO: Colorado

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

81601-3303

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Debra

Middle Name:

\* Last Name:

Figueroa

Suffix:

Title:

City Manager

Organizational Affiliation:

\* Telephone Number:

907-384-6401

Fax Number:

\* Email:

debra.figueroa@cogs.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.814

CFDA Title:

Brownfields Training, Research, and Technical Assistance Grants and Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-05

\* Title:

FY2017 BROWNFIELDS AREA-WIDE PLANNING GRANT

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Glenwood Springs' Confluence Corridor Brownfields Transformation

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: